



## CHAPTER 3 GUIDELINES FOR SITE ELEMENTS



Site design is the relationship between a historic building and its site features, such as its setting and topography, lot layout, landscaping, paved features, outbuildings, and other elements within the property boundary.



*Sections in this chapter include discussions of the overall site characteristics of the district as well as particular elements of site design such as outbuildings, fences, and walls.*



*Many sites in the rural areas contain examples of outbuildings linked to the district's agricultural history.*

## A. INTRODUCTION

Site design is the relationship between a historic building and its site features, such as its setting and topography, lot layout, landscaping, paved features, outbuildings, and other elements within the property boundary. These site features help define the historic character of the property and may be considered an important part of any project reviewed by the Historic District Review Committee (HDRC). As you plan your project you will need to consult the Zoning Ordinance for detailed requirements on many of the site features discussed in this chapter.

The Goose Creek Historic and Cultural Conservation District began as a mid-eighteenth century Quaker farming community. The fertile farmland bisected by numerous creeks lent itself to the prosperous pursuit of grain farming and milling. The village of Goose Creek, later renamed Lincoln, quickly became this area's main commercial and religious center.

Although changes occurred to the Goose Creek area throughout its history, the boundaries of many of the original farms have remained unchanged over the past 200 or more years. Recent population growth in Loudoun County is, however, putting increasing pressure on landowners to subdivide and develop many of these parcels.

These new developments can either be in sympathy to the district's historic character or in contrast to it.

### NOTE:

While driveways and parking, walkways and paths, and plantings and trees are outside the purview of the HDRC, Recommendations for Compatibility are included here as general guidelines.





*In the early twentieth century, dairy farms took advantage of the fertile lands of the Goose Creek area.*

## B. LANDFORMS AND FEATURES

The development of the Goose Creek Historic and Cultural Conservation District was a direct result of its fertile land; open, rolling topography; and the numerous creeks that traverse the district. These natural resources and rows of mature trees often form the boundaries of the district's historic farms. Some elevated parcels are primarily wooded and provide a dense visual barrier.

In the village of Lincoln, the topography slopes slightly from north to south. Development occurred here as a resulting of intersecting travel routes from neighboring villages.

### ■ INAPPROPRIATE TREATMENTS

1. Refrain from artificially contouring the landscape.
2. Do not reroute existing natural or historically important man-made waterways.

### ■ GUIDELINES

1. Preserve existing landforms and features in their natural state.
2. Minimize any grade changes.
3. Retain existing trees and other site vegetation, especially when retention provides a backdrop for structures or a visual edge between properties.
4. Add new plantings of indigenous trees to provide additional visual buffers between developed parcels according to the historic precedent bordering larger farms.



*Rolling terrain and stands of mature trees contribute to the rural character of the district.*



*Early farms were located near the available water sources in the Goose Creek district.*





*The district is characterized by rural views of rolling hills, tree lines, and open spaces.*



*Many farms were historically sited on sloping land to block the harshest effects of weather. By continuing this practice, open space views may be maintained.*



*Trees frame the view and provide a backdrop for this pasture.*

## C. SITING

The siting of a structure can affect the long-range view from within the district looking outward or across the district. It may be the view of a compactly arranged central village with tree-lined streets in Lincoln or across open fields to rolling hills and a stand of mature trees in the rural areas of the district.

### ■ INAPPROPRIATE TREATMENT

1. Do not obscure important views from the property or from other properties with the siting of new construction.

### ■ GUIDELINES

1. Protect views, especially of natural features such as mountains and agrarian open spaces, and other features that define parcel boundaries such as hedgerows.
2. Site any new construction according to historic precedents and to take best advantage of weather and views without obstructing historic views.

## D. STREET PATTERNS AND STREETSCAPES

The nearly 11,000-acre Goose Creek Historic and Cultural Conservation District zoning is traversed by a network of primarily unpaved, narrow, winding roads. Historically, these routes connected the farms, mills, and churches of this rural district.

Streets in Lincoln reflect its development as a crossroads village. Lincoln Road is the village's main north-south road. Several lanes and Cooksville Road intersect it before Lincoln Road/Foundry Road reaches the main crossroads with Sands Road/Lincoln Road at the southern end of the village. This main intersection is the location of the historic Friends Meetinghouse Complex.

Streetscape elements in Lincoln include concrete sidewalks on the eastern side of Lincoln Road from the village center to the school at the northern edge of the district. Overhead utilities, including cobra-head streetlights mounted to the poles, line Lincoln Road. Mature evergreen and deciduous trees in the front yards of many residences soften the appearance of these overhead utilities.

### ■ INAPPROPRIATE TREATMENTS

1. Do not introduce dead-end streets such as cul-de-sacs into the district. These are a suburban street pattern and are not appropriate in Goose Creek.
2. Wide sidewalks lining the primary streets are not appropriate to the scale of the village.

### ■ GUIDELINES

1. When the subdivision of a large parcel occurs, street patterns should reinforce the historic precedent of unpaved lanes following the contours of the land and conform to appropriate zoning regulations underlying the historic district overlay. In the village, a more regular grid-type layout may be more appropriate.
2. In the rural areas, the siting of any new roads should work with the topography and remain as visually unobtrusive as possible. Precedents for appropriate road networks may include those found on larger farms to connect outbuildings.
3. New sidewalks in Lincoln should follow historic precedents for materials, width, and location. Most of Lincoln's sidewalks are narrow and concrete.



*Narrow sidewalks in Lincoln contribute to the village scale.*



*Farm access roads are often lined with trees and board fences and may provide reference for new roads in the district.*



*Unpaved roads are prevalent throughout the district and contribute to its rural character.*



## E. ARCHAEOLOGICAL SITES

The County has an archaeological record that dates back at least 10,000 years. Because of the abundant watercourses, particularly the Potomac River, the county has for thousands of years sustained human occupation. In the western part of the County, Goose Creek and Catoctin Creek were prime sources of water and wildlife for prehistoric peoples. These watercourses attracted the earliest European settlers as well and these secondary river systems served as the lifeblood for the early inhabitants of Waterford, Goose Creek, Taylorstown, Aldie and Oatlands. Over 1,500 archaeological sites have been identified thus far in the County.

The county requires archaeological investigation for most development applications. Though the county does not require property owners seeking a CAPP to conduct an archaeological survey, it is important to understand that you are stewards of the history of your property, including archaeological resources and that they should be preserved as part of that responsibility.

Each historic building is an artifact of a specific period in county history. The rest of the story lies beneath the house, yard, gardens, and fields. Most of the architecture of the districts is not the original dwellings of the earliest settlers. Historic lands often yield features and artifacts related to earlier historic, or even prehistoric, occupation of the property and can often provide much more insight about the life and culture of a property's inhabitants than architecture itself.

If you think you may have remnants of a previous structure on your property, please contact the Department of Planning before you continue with your project.



*The ruins of Carter's Mill are located along Goose Creek in the Oatlands district.*

## ■ INAPPROPRIATE TREATMENTS

1. Avoid siting new construction on or near a known archaeological resource.
2. Attachments to structures should not mask, damage, or destroy character-defining features such as archaeological sites.

## ■ GUIDELINES

1. Minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
2. Locate new construction away from any known archaeological resources. Archaeological resources should be avoided and conserved.
3. Inform the Department of Planning if archaeological resources are discovered. They are protected by the same section of the Code of Virginia as historic buildings and above-ground sites.
4. Delay construction, where disturbance of the site is unavoidable, so that the site may be properly recorded by a qualified archaeologist before it is disturbed. Professional excavation is scientific and systematic in nature and involving detailed mapping and analysis.
5. Keep artifacts collected while gardening, tilling or construction on a property together as a collection. When possible make note of where on the property artifacts were found.

## NOTE:

The Virginia Department of Historic Resources has standards and guidelines that professional archaeologists must adhere to when conducting investigation in Virginia. These *Guidelines for Archaeological Investigations in Virginia* are found in the *Guidelines for Conducting Cultural Resource Survey in Virginia* available at [www.dhr.virginia.gov/arch\\_DHR/archaeo\\_index.htm](http://www.dhr.virginia.gov/arch_DHR/archaeo_index.htm).

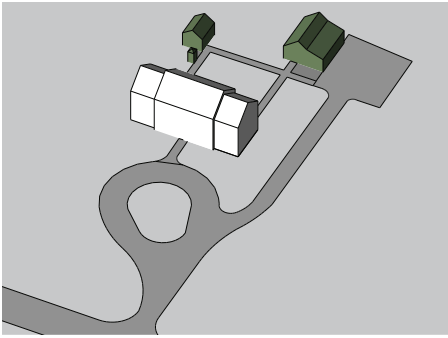


## F. BUILDING PLACEMENT

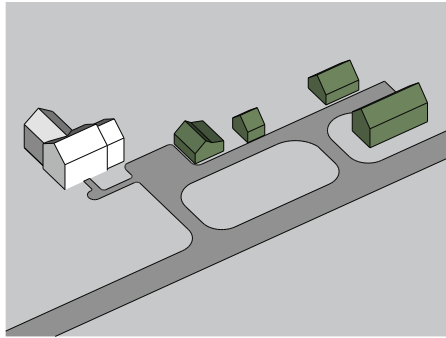
For new construction in rural areas of the district, it may be possible to use historic outbuilding patterns to incorporate modern amenities onto the site. The placement of these accessory structures, combined with other outdoor living spaces and plantings, may be used to reduce the perceived scale of houses larger than the historic precedent in the area.

The former workspace around many village and rural residences now serves the leisure activities of the homeowner. It can be a challenge to incorporate modern amenities such as patios, swimming pools, ornamental ponds and fountains, and pergolas or gazebos while retaining the historic appearance of the site.

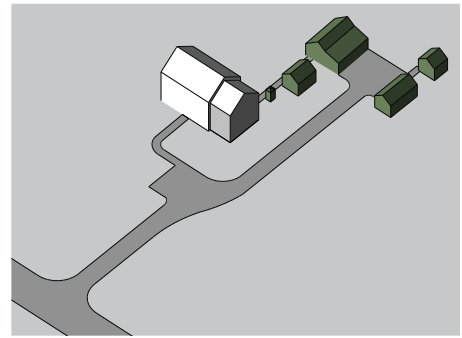
Through proper location of these features, and working with site elements such as the slope of the site, fencing and plantings, many of these features can be screened from view, thus reducing their impact on the historic character of the district.



*Courtyard Plan*



*Linear Plan*



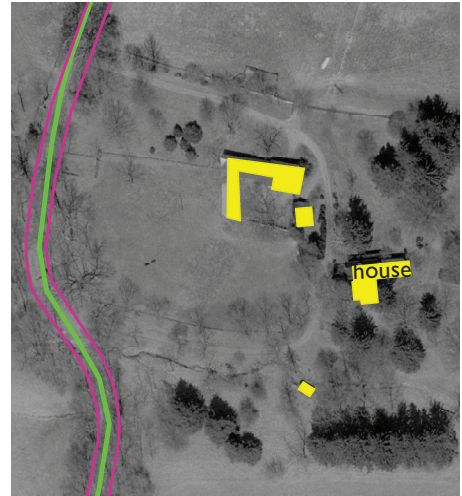
*Linear Plan (perpendicular)*



The Courtyard Plan arranges buildings in groups between the house and barn to enclose an open work area. A variation on this plan is the early-twentieth century formal estate plan in which the outbuildings define the formal gardens. This formal plan is not seen in Goose Creek but is found elsewhere in the County and may provide an example for large-scale new construction projects.



The Linear Plan aligns the house, barn and outbuildings along an access or farm road.



The Linear Plan (perpendicular) arranges the barn and outbuildings perpendicular to the house facade rather than in alignment with it.

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■ INAPPROPRIATE TREATMENTS

1. Do not lay out new construction in cul-de-sac patterns as this modern arrangement does not reflect the historic pattern of development in the district.
2. Do not lay out new construction on ridges where structures are not protected from harsh weather and where such siting is detrimental to the rural character of the district.
3. Do not radically change the contour of the lot when installing new outdoor living spaces.
4. Do not add modern outdoor living spaces such as patios, decks, swimming pools, ornamental ponds and fountains, and pergolas or gazebos in front of the dwelling or in other visually prominent areas.



*Cul-de-sac developments of small lots with houses, few plantings, and no outbuildings do not reflect a historic arrangement of buildings in Goose Creek. By following the historic precedents outlined in this chapter, it is possible to site new construction so that the impact on historic landforms and views are lessened.*



## F. BUILDING PLACEMENT, continued

## ARRANGEMENTS FOR NEW CONSTRUCTION ON TYPICAL 3 AND 10 ACRE LOTS IN GOOSE CREEK



*A 3-acre lot provides the opportunity to site new construction according to historic precedents. The driveway follows the contour of the land to approach the house from the side. Small accessory structures are sited adjacent to the house.*



*When optimal siting according to historic precedents is not possible, trees can be planned to reduce the impact of new construction on the rural landscape.*



*A 10-acre parcel may be large enough to accommodate a very large structure without that structure dominating the site. Here, informed siting works with existing landforms and features. Outbuilding, fences and walls, and plantings scaled to the site help to reduce the impact of the large house.*

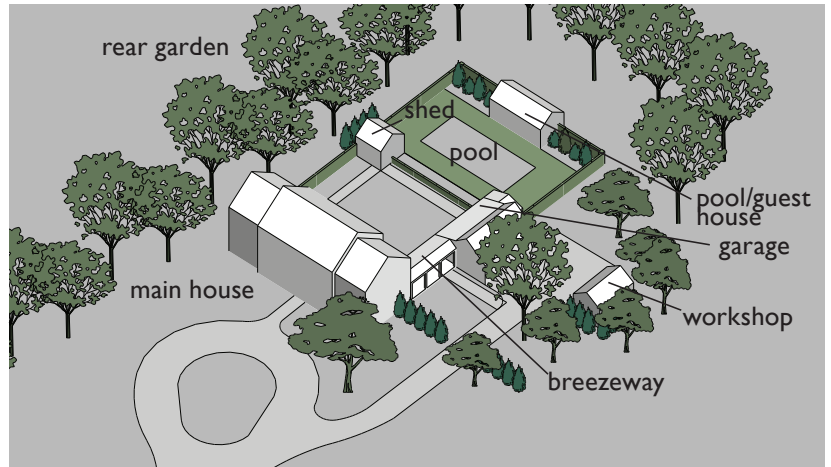


*A new house of moderate size should have a minimal impact on its site. Here, a hyphen connects the garage to the main house rather than the garage being placed within the mass of the house. This placement allows access to the garage following contours of the land and out of view from public ways.*

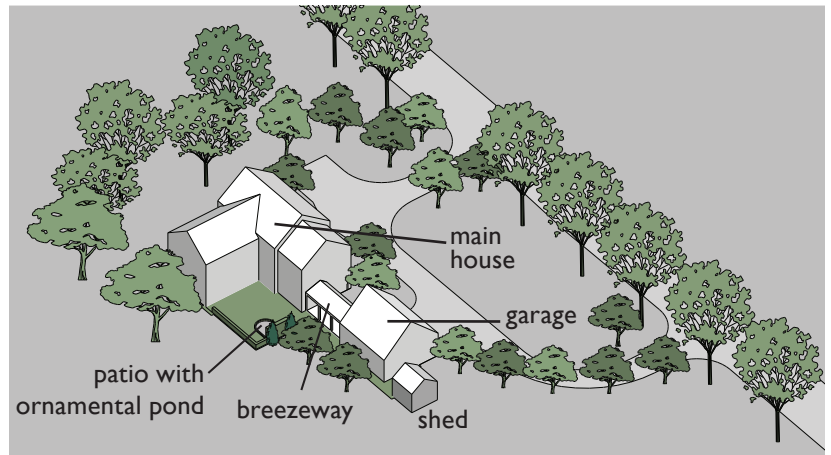
## CHAPTER THREE - GUIDELINES FOR SITE ELEMENTS

## ■ GUIDELINES

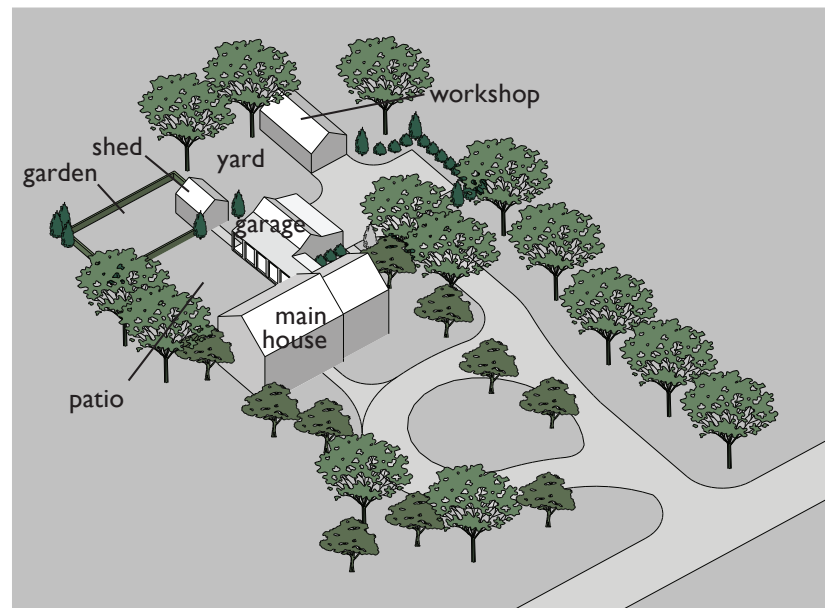
1. Site buildings according to their historic placement as illustrated in previous examples.
2. Site buildings according to the slope of the site. Historically, buildings were sited on a saddle of land, an elevated, naturally level area, between two higher land areas. These sites should protect the house from the worst winds of winter yet allow cooling summer breezes. This precedent for siting may also allow for passive solar heating in the winter.



*The Courtyard Plan can be adapted to provide an ordered layout for site features. The garage placement provides a sense of enclosure for the garden and a pool/guest house on axis with the house gives the layout an additional focal point.*

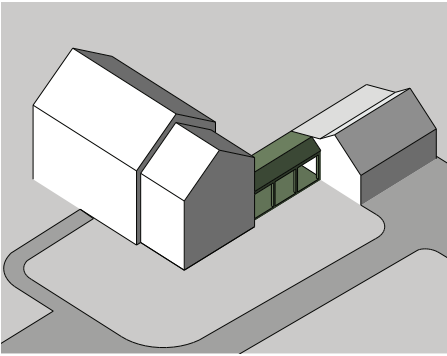


*The Linear Plan provides a private space to the rear of the main structure and garage that may screen a variety of modern uses.*



*The Linear Perpendicular Plan may organize the rear yard into several spaces, each for a designated use.*

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*The use of a breezeway provides covered access to a freestanding garage without the need to incorporate the garage into the house mass.*



*This freestanding one-car garage is of board-and-batten construction with the appearance of traditional carriage house doors.*



*This board-and-batten building follows historic precedents for massing, roof form and pitch, and materials of area barns.*

**NOTE:**

Bona fide farm buildings and structures may be exempted from HDRC review per Section 6-1902 (A) of the Zoning Ordinance. An exemption will be granted where it is found that requested change would not have a clear and substantial detrimental impact on the character of the historic district.

**G. ACCESSORY STRUCTURES AND BREEZEWAYS**

The area directly around each primary historic structure typically provided a work area for the dwelling's occupants. Many early residences, even in the village, would have been surrounded by accessory structures.

Chicken coops, smokehouses, separate kitchens, outhouses, and stables were not uncommon on both village and rural sites. Rural properties almost always had barns and often had corncribs, and later, granaries or silos. Each was sited for maximum advantage and expedited workflow.

Historic outbuildings in the district were constructed of stone, log, or frame. Simple rectangular forms were capped by gable or shed roof forms clad in either wood shingle or standing-seam metal.

**INAPPROPRIATE TREATMENTS**

1. Do not tear down existing historic outbuildings.
2. Do not use prefabricated metal outbuildings.
3. Do not construct new outbuildings whose design is not scaled to the lot and house.

**GUIDELINES**

1. Retain and repair historic outbuildings following the *Guidelines for Existing Structures* found in *Chapter 6*.
2. Ensure that the design of any new outbuilding is subordinate to the main historic structure in scale, mass, and siting.
3. The HDRC has established a hierarchy for garage placement and design.
  - a. The most desired design is for a detached garage, that if designed according to historic precedents, may have appropriate doors facing the street.
  - b. A covered breezeway connecting the garage to the house may also be acceptable based on the siting of the house and design and orientation of the garage.
  - c. If a garage is included in a new structure, its doors should not face the right-of-way and should be screened from view.





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4. Place new garages to the rear of village lots that are large enough to accommodate them following the applicable zoning requirements.
5. Design new outbuildings to be compatible with the style and character of the primary building on the site. Look to historic precedents for arrangement, relationship to the house, scale, materials, and roof slope. It is acceptable for masonry buildings to have frame outbuildings. For more information on appropriate new construction, see *Chapter 4*.
6. Consider the use of a breezeway to connect an existing detached garage or other outbuilding to the main structure rather than constructing an attached garage. Use the same technique for new construction.
7. Paint outbuildings, garages, and breezeways to coordinate with the primary structure on the site.



*This village dwelling retains at least one agricultural form outbuilding, a two-story frame barn behind the main house.*



*Garages are typically located to the rear of a village lot as seen accompanying this Colonial Revival structure.*



*The arrangement of these outbuildings at the edge of the district follows a linear plan.*



*Outbuildings were often grouped around a courtyard for ease of farm operations and to provide a protected work area.*



*Masonry dwellings are often complemented by frame outbuildings. Here a springhouse is located along the main farm road leading to the house.*

## H. OUTDOOR LIVING SPACES

The former workspace around many village and rural residences now serves the leisure activities of the homeowner. It therefore can be a challenge to incorporate modern amenities such as patios, swimming pools, ornamental ponds and fountains, and pergolas or gazebos while retaining the historic appearance of the site.

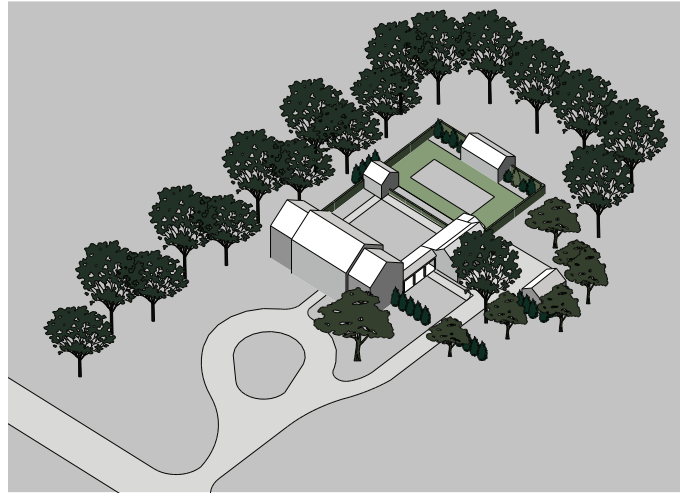
Through proper location of these features, and working with site elements such as the slope of the site, fencing and plantings, many of these features can be screened from view, thus reducing their impact on the historic character of the district. See the previous *Section F: Building Placement* for more information on historic rural outbuilding placement.

### ■ INAPPROPRIATE TREATMENTS

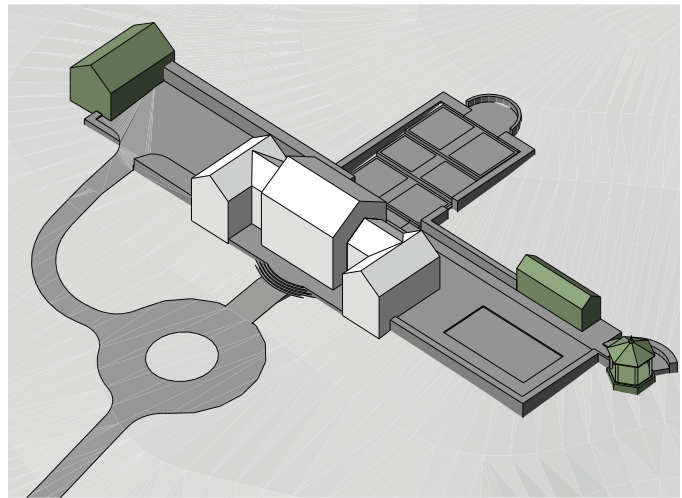
1. Do not add modern outdoor living spaces such as patios, decks, swimming pools, ornamental ponds and fountains, and pergolas or gazebos in the front yards of village dwellings.
2. Do not radically change the contour of the lot when installing new outdoor living spaces. It may be appropriate to terrace a sloping site.
3. Do not use materials that are out of character with the historic district, such as vinyl or composites, or unpainted pressure-treated wood, on contributing structures in the district.
4. Refrain from the use of forms and patterns that convey a false sense of history. These site elements should be part of the continuity of the site and should not be confused with the original character of the property.

### ■ GUIDELINES

1. Place modern amenities where their siting minimizes their impact on the historic appearance of the property and site.
2. Use historically appropriate materials and colors for all outdoor living spaces. Refer to other sections in this chapter for appropriate paving and structural materials in the village and rural areas of the Goose Creek Historic and Cultural Conservation District.
3. Relate the materials used to those found in the construction of the buildings and other elements already existing on the lot.



*Modern outdoor spaces are arranged based on a historic courtyard outbuilding plan. Plantings around the perimeter help provide privacy and screen these modern amenities from public view.*



*The formal arrangement of the large five-part dwelling is reflected in the spaces surrounding the house. The motor courtyard with garage is balanced by the enclosed pool area on the other side of the house. A formal garden anchors the house to the rear. This site plan and outdoor spaces reflect a typical early-twentieth century estate and may be appropriate for very large scaled new homes. Large new dwellings without such massing and site features do not reflect historic patterns and usually are out-of-scale with their site.*





*Wire fencing comes in a roll and is strung between metal or wooden posts.*



*Split rail fences were likely used by early settlers to keep their livestock contained.*



*Board fences mark many farm boundaries and provide interior paddock enclosures.*



*Stone walls of various heights were often created by farmers cleaning fields for planting.*

## **NOTE:**

Bona fide farm fences may be exempted from HDRC review per Section 6-1902 (A) of the Zoning Ordinance. An exemption will be granted where it is found that requested change would not have a clear and substantial detrimental impact on the character of the historic district.

## **I. FENCES AND WALLS**

Wire, split rail and board fencing are all common in the rural areas of the district. Farm fencing kept livestock on the owner's farm lessening disputes over ownership. Together with the tree-lined property boundaries, the rural fences of Goose Creek are a defining feature of the district's character.

Although the front yards of many residences along Lincoln Road are fenced, the variety of fence material used gives a charming quality to the streetscape. A log house may have a wooden split rail fence, and the vernacular Victorian next door, a painted picket one. American wire fences are often used for backyard fences, and hedges and stone walls are also prevalent in the village. The stone walls near the meetinghouse complex and cemetery are exceptionally fine works of Quaker craftsmanship.

### **■ INAPPROPRIATE TREATMENTS**

1. Do not exceed the average height of other fences and walls of surrounding properties with the height of a new fence or wall.
2. Do not use chain link, vinyl, or concrete block walls.
3. Do not use solid masonry walls that visually enclose the property from surrounding more open neighboring sites. Low stone walls are common in the district and are appropriate.
4. Do not fence front yards unless this is the prevailing condition of adjacent parcels.
5. Do not use a fence style that pre-dates the architectural style of the primary building.

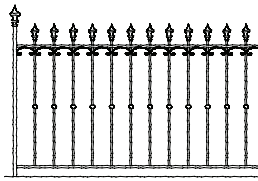
### **■ GUIDELINES**

1. Ensure that fence heights conform to zoning regulations.
2. Retain any existing historic fences.
3. Repair existing historic fences and walls by salvaging original parts or materials for a prominent location from a less prominent location, when possible.
4. Replace existing historic fences by matching the material, height, and detail.
5. Relate the scale, materials, color, and detail of the design of any new fence or wall to the scale, materials, and detail of the historic building. Simple designs are most appropriate to Goose Creek's historic Quaker character.

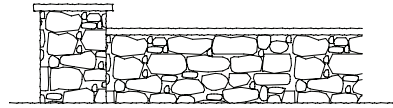


## K. FENCES AND WALLS, continued

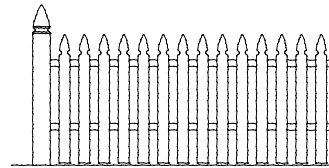
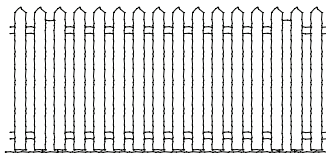
### TYPICAL FENCE STYLES



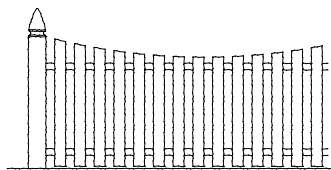
Decorative wrought iron fence



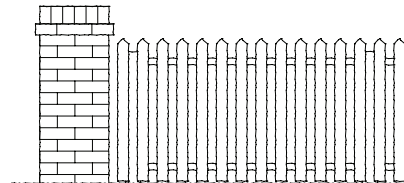
Stone wall



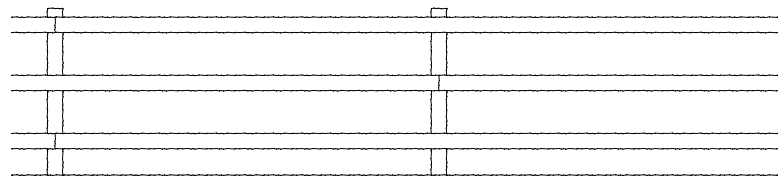
Two types of wood picket fences



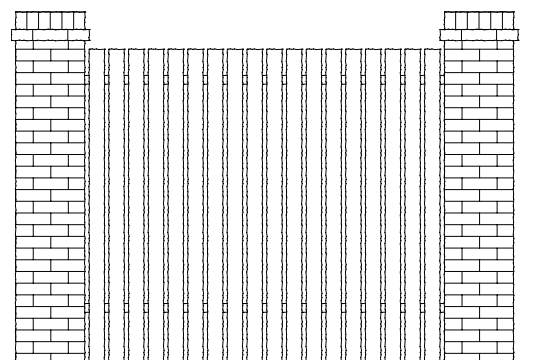
Decorative wood picket fence



Brick or stone piers with simple wood picket fence



Simple board or plank fence



Privacy fence with a combination of brick or stone piers and simple wood pickets



*Mechanical units are often located along the side of the house facing the driveway. Here a lattice screen is combined with plantings to shield the unit from view.*

## J. MECHANICAL AND UTILITIES' SCREENING

Site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae and satellite dishes, exterior mechanical units, and trash containers, are a necessary part of contemporary life. The placement of these items can either have a neutral impact on the character of the site and structure or detract from their historic appearance.

Site features fall into two categories; those features that can be controlled by the property owner – antennae, satellite dishes, mechanical units, trash containers; and those that cannot – such as overhead wires and utility poles.

### ■ INAPPROPRIATE TREATMENTS

1. Avoid placing satellite dishes on roof areas, sides of buildings, or porch roofs where visible from public rights-of-way.
2. Avoid placing miscellaneous site objects, such as trash containers, in front of site locations, especially on village lots. If there is no other location, screen them from public view with plantings or fencing appropriate to the site.

### ■ GUIDELINES

1. Place site appurtenances in inconspicuous areas on the rear of the building or below grade, when possible.
2. Screen the location with appropriate plantings or fencing, allowing for appropriate airflow to these units.
3. Consider placing overhead utilities underground wherever possible.
4. Place satellite dishes on inconspicuous rooftop locations.



*Mature evergreens have grown to screen the mechanical unit located on the side of this structure. The open branching of the boxwood allows air to circulate around the unit.*





## K. ACCESSIBILITY

Access ramps or lifts are sometimes a necessity for residents of an older house that does not have an at-grade entrance. These elements often can be added to historic buildings without substantially altering significant features of the building.

Prior to construction of a ramp or lift, seek advice from the Department of Planning. This office may be able to direct you to professionals that have experience in designing accessibility solutions.

### ■ INAPPROPRIATE TREATMENT

1. Do not place the ramp or lift where it interferes with the primary historic walkway or path, if possible. This may impede normal pedestrian access to the building.

### ■ GUIDELINES

1. Design ramps or lift enclosures to have the least visual effect on the building and/or setting.
2. Ensure that any solution is reversible; that it may be built, used, and removed without permanent damage to the historic features of the building.
3. Construct ramps using materials compatible with existing materials on the building.
4. Retain and preserve historic elements, such as porch railings, so that these original features may be restored to the structure when a ramp is removed.
5. Consider the use of a mechanical lift rather than a ramp if the entrance is elevated more than 12 inches above grade. ADA access requirements require a maximum rise of one inch per foot.



*Two possible accessibility options are shown here. Both designs are informed by the existing porch design and are screened by evergreen plantings to reduce their visual impact on the historic structure.*

## L. LIGHTING

Most of the district's structures were built long before the advent of electricity. Over time exterior lighting may have been added to individual sites. Small electric fixtures are often attached to either the wall adjacent to the front door or to a porch ceiling to provide illumination for the entry. In rare instances, a pole-mounted lantern-style fixture may be placed near a dwelling, steps, or the edge of a parking area.

### ■ INAPPROPRIATE TREATMENTS

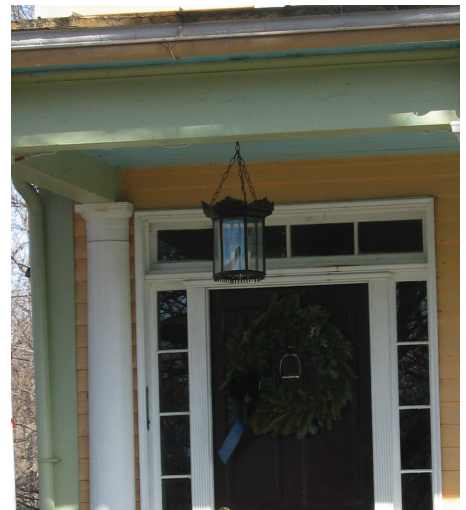
1. Do not install a series of small fixtures lining a walkway or driveway.
2. Avoid unshielded security lighting and floodlights as they are not consistent with the character of the district.

### ■ GUIDELINES

1. Retain any existing historic light fixtures.
2. Repair and refurbish historic light fixtures when possible.
3. Replace a historic light fixture only when parts for the existing fixture can no longer be found or replicated.
4. Check with local architectural salvage companies for period-appropriate light fixtures.
5. Use fixtures that are compatible with the character of the historic building and the surrounding area.
6. Choose light levels that provide for adequate safety but do not overly emphasize the residential site or building. Often, existing porch or entry lights may be sufficient.



*A pendant light fixture may be attached to either a portico (above) or porch (below) ceiling.*



*Lantern-style fixtures constructed of metal and glass can be found mounted individually (left) and in pairs (right) throughout the historic districts.*



*Lantern style fixtures may also be mounted on poles and used to light a pathway.*



**NOTE:**

While driveways and parking areas are outside the purview of the HDRC, recommendations for compatibility are included here.

**M. DRIVEWAYS AND PARKING AREAS**

Gravel surfaces account for the majority of parking in the village of Lincoln. Gravel shoulders and gravel pads to the side of historic structures accompany many sites.

The longer driveways or access roads found in the rural section of the district are frequently gravel-surfaced. A paved area for parking often occurs near the dwelling. Other connections within the parcel are often dirt or gravel and serve to connect farm outbuildings.

**■ INAPPROPRIATE TREATMENTS**

1. Avoid placing driveways on village lots if the driveway will have a major visual impact on the site.
2. Do not place paved areas for parking in the front yard.
3. Avoid using large expanses of bright white or gray concrete surfaces or asphalt in visible areas.
4. Do not demolish historic buildings for parking.

**■ RECOMMENDATIONS FOR COMPATIBILITY**

1. Retain existing historic unpaved driveways and access roads.
2. Replace damaged areas with materials that match the original paving material in color, size, texture, and finish.
3. Locate driveways only on large or medium size village lots.
4. Locate new parking to the side or rear of existing buildings in village areas.
5. Screen all parking visible from public rights-of-way with plantings.
6. Ensure new paving materials are compatible with the character of the village or rural area of the district. The most common material in the village is gravel.
7. Consider the use of permeable paving materials to reduce runoff.



*When possible, refrain from parking in the front yard of village dwellings.*



*Appropriate driveway placement in the village is to the side of the dwelling.*



*A rear or side porch may allow room to provide partially covered parking at the terminus of a driveway and out of sight.*



*A sweeping driveway leads to the rear of this rural property.*



*Before reaching the house, this driveway forks to provide direct access to the property's outbuildings.*



*The main house and outbuildings are located randomly along this circular driveway.*





*Rectangular stones, herringbone-pattern brick and concrete show an evolution of paving materials in Lincoln.*



*Irregularly shaped and sized native stones provide an organic quality to this walkway.*



*The regular size and shape of this concrete walk provides a degree of formality. Note the historically appropriate warm tone of the concrete.*

## **NOTE:**

While walkways and paths are outside the purview of the HDRC, recommendations for compatibility are included here.

## **N. WALKWAYS AND PATHS**

Primary structures in Lincoln will often have concrete or brick paths that connect the porch of the dwelling to the street or sidewalk. Early photographs also show the use of large stones for walkways.

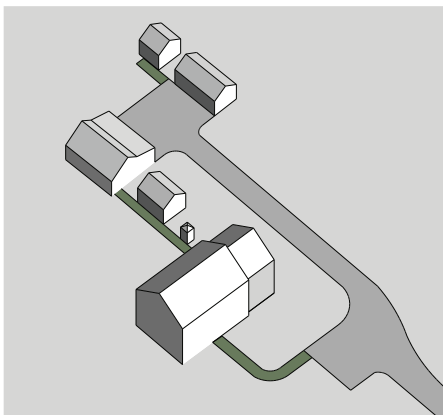
In the rural areas of the district, original paths between the dwellings and outbuildings were not likely paved. Modern improvements often include stone or brick paving to connect the front of the house to a parking area.

### **INAPPROPRIATE TREATMENTS**

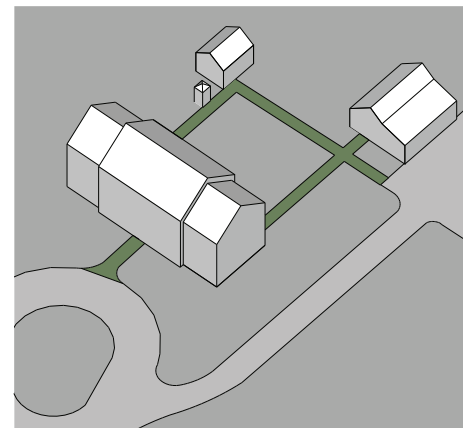
1. Avoid using large expanses of bright white or gray concrete surfaces or asphalt in visible areas.
2. Do not demolish contributing historic buildings for paths.

### **RECOMMENDATIONS FOR COMPATIBILITY**

1. Retain existing historic walkways.
2. Replace damaged areas with materials that match the original paving material in color, size, texture, and finish.
3. Locate walkways and paths according to historic precedents and in arrangements that are appropriate to the size of the lot and scale of the structure.
4. Ensure new paving material is compatible with the character of the district and the individual site. The most historically appropriate materials are brick, stone, and warm-toned concrete.



*These walkways connect buildings arranged according to a linear plan.*



*The courtyard arrangement of these buildings creates a grid of pathways.*





CHAPTER THREE - GUIDELINES FOR SITE ELEMENTS



*Large trees identify boundaries and formal plantings accent the house.*



*Evergreens are used to screen this house from the road.*



*Evergreen plantings help to define the more formal spaces of this rural property.*



*Foundation plantings should not overwhelm the scale of the house or allow an avenue for moisture to collect at the foundation level.*

### NOTE:

While plantings and trees are outside the purview of the HDRC, recommendations for compatibility are included here.

## O. PLANTINGS AND TREES

Like the placement of a structure on its site, the character of the landscape and accompanying plantings contribute to the identity of the Goose Creek Historic and Cultural Conservation District.

In Lincoln, many streets have tree edges and lots are punctuated with mature trees. Overall plantings reflect an informal arrangement that reflects the historic character of the village.

In the district's rural areas, trees mark property boundaries, and provide shade and shelter to the dwelling. As some of these properties have made the transition away from agricultural activities, the land immediately surrounding the dwelling has often taken on a more planned and formal appearance.

### ■ INAPPROPRIATE TREATMENTS

1. Do not allow foundation plantings to grow out-of-scale with existing front porches or other entry features.
2. Do not remove lines of mature trees that act as visual buffers or property boundaries.

### ■ RECOMMENDATIONS FOR COMPATIBILITY

1. Retain existing trees and plantings that help define the district's historic character. Mature trees and other plantings can also help to shade the house or protect it from wind.
2. Replace diseased or dead plants and trees with indigenous species. Native plants are more resistant to drought conditions and therefore need to be watered less.
3. Use new native plants that, when mature, will be in scale with the size of the structure and the lot.
4. Identify and take care to protect significant existing trees and other plantings when constructing new buildings.

